

**MEETING NOTICE
FOR THE WEST HAYMARKET
JOINT PUBLIC AGENCY (JPA)
TO BE HELD THURSDAY, JUNE 25, 2020 AT 2:30 P.M.**

**CITY-COUNTY BUILDING
COUNCIL CHAMBERS, 1ST FLOOR
555 S. 10TH STREET
LINCOLN, NE 68508**

FOR THE PROTECTION OF THE PUBLIC, STAFF, AND BOARD MEMBERS, THE WEST HAYMARKET JOINT PUBLIC AGENCY WILL BE VIDEOCONFERENCING ITS MEETING OF JUNE 25, 2020. TWO BOARD MEMBERS WILL PARTICIPATE BY VIDEOCONFERENCE. TAMMY WARD WILL BE LOCATED AT 641 N.W. 20TH STREET, LINCOLN, NEBRASKA. TIM CLARE WILL BE LOCATED AT 6712 HICKORY CREST CIRCLE, LINCOLN, NEBRASKA

**YOU MAY VIEW THE MEETINGS AT [HTTPS://YOUTUBE.COM/LNKTVcity](https://youtube.com/LNKTVcity)
OR [HTTPS://FACEBOOK.COM/LNKTVcity](https://facebook.com/LNKTVcity)**

**IF YOU HAVE CONCERNS YOU WISH TO EXPRESS TO THE BOARD MEMBERS,
PLEASE EMAIL THEM TO [KSIMONSON@LINCOLN.NE.GOV](mailto:ksimonson@lincoln.ne.gov).**

**IF YOU STILL WISH TO APPEAR IN PERSON ON AN ITEM ON THE AGENDA,
YOU MAY COME TO THE COUNTY-CITY BUILDING,
555 S 10TH ST, 1ST FLOOR, HALLWAY
WHERE YOU WILL WAIT UNTIL YOUR ITEM IS CALLED. THEN YOU WILL
ENTER THE COUNCIL CHAMBERS AND COME TO THE PODIUM.
AFTER YOUR 5 MINUTES ARE UP, YOU WILL EXIT THE CHAMBERS THROUGH
THE DOOR TO YOUR IMMEDIATE LEFT.**

**FOR THOSE WHO WISH TO TESTIFY ON AN AGENDA ITEM BY VIDEO,
YOU ARE INVITED TO THE FOLLOWING ZOOM WEBINAR:
WHEN: JUNE 25, 2020 02:30 PM CENTRAL TIME (US AND CANADA)
TOPIC: WEST HAYMARKET JPA**

**<https://lincolnne.zoom.us/j/98870533171?pwd=V3hTZUJOZlE0YS9XUTZ5MXlsZ2p2Zz09>
Password: 048762**

**AGENDA FOR THE WEST HAYMARKET
JOINT PUBLIC AGENCY (JPA)
TO BE HELD THURSDAY, JUNE 25, 2020 AT 2:30 P.M.**

**CITY-COUNTY BUILDING
COUNCIL CHAMBERS, 1ST FLOOR
555 S. 10TH STREET
LINCOLN, NE 68508**

1. Introductions and Notice of Open Meetings Law Posted by Door
2. Public Comment and Time Limit Notification Announcement

Individuals from the audience will be given a total of 5 minutes to speak on specific items listed on today's agenda. Those testifying should identify themselves for the official record.

3. Approval of the minutes from the JPA meeting held April 30, 2020.
 - (Staff recommendation: Approval of the minutes as presented)
4. Approval of April and May 2020 Payment Registers and review of the April and May 2020 Expenditure Reports. (Brandon Kauffman)
 - Public Comment
 - (Staff recommendation: Approval of the Payment Registers. No action is required on the Expenditure Reports).
5. WH 20-16 Resolution authorizing an additional operational increment expenditure in the amount of \$600,000 for fiscal year 2019/2020 for the Pinnacle Bank Arena for lost revenue due to COVID-19 restrictions on events at Pinnacle Bank Arena. (Brandon Kauffman)
 - Public Comment
 - (Staff recommendation: Approval)
6. Set Next Meeting Date: The next meeting date will be Thursday, July 23, 2020 at 2:30 p.m. in Council Chambers, First Floor of the County-City Building.
7. Motion to Adjourn

Pinnacle Bank Arena Event and West Haymarket JPA information may be found at:

www.pinnaclebankarena.com

www.lincoln.ne.gov

WEST HAYMARKET JOINT PUBLIC AGENCY (JPA)
Board Meeting
April 30, 2020

Meeting Began At: 2:39 P.M.

Meeting Ended At: 3:14 P.M.

Members Present: Leirion Gaylor Baird present in Council Chambers
Tim Clare present via zoom videoconference at 6712 Hickory Crest Circle, Lincoln, Nebraska
Tammy Ward present via zoom videoconference at 641 N.W. 20th Street, Lincoln, Nebraska

Item 1 - Introductions and Notice of Open Meetings Law Posted by Door

Gaylor Baird advised that during this time of the COVID-19 pandemic and in an effort to provide social distancing and to follow the recommendations to stay home as much as possible, fellow JPA Board members Tim Clare, University Nebraska Regent, and Tammy Ward, Lincoln City Council member, are participating through remote locations. Legal counsel for the JPA Board has advised the Board that state law allows for bodies formed under the Joint Public Agency Act to conduct meetings via videoconferencing as long as reasonable advance publicized notice is given of the time and place of the meeting. The Board has met all of the public meeting requirements for the meeting, including providing opportunity for the public to participate virtually as well. This public meeting is subject to the open meetings act posted at the entrance to the room.

Item 2 - Public Comment and Time Limit Notification

Gaylor Baird advised individuals from the public are given a total of five minutes for public comment on specific items listed on today's agenda and those testifying should identify themselves for the record.

Item 3 – Approval of the minutes from the JPA meeting held February 27, 2020

Clare moved approval of the minutes as presented. Ward seconded the motion. Motion carried 3-0.

Item 4 - Approval of February and March 2020 Payment Registers and Review of February and March 2020 Expenditure Reports (Brandon Kauffman)

Brandon Kauffman, JPA Treasurer, stated in reviewing the February 2020 payment register the operating budget had \$442,008.21 in operating expenditures with the major payments consisting of \$76,500.00 for the Olsson Streetscape project; \$26,046.76 for arena repair and maintenance; \$98,621.61 for parking management costs; DEC payment of \$224,677.50 for heating and cooling of which approximately 69% is billed to West Haymarket private customers and the JPA pays about \$31,000.00 or approximately 31%; and PC Sports payment for \$4,606.50 for project management.

Kauffman stated the financial reports for the JPA for the period ending February 29, 2020 reflect revenues of \$17.8 million and expenditures of \$21.9 million, for a deficit of \$4.1 million and an ending balance of \$40.5 million.

Kauffman stated the Pinnacle Bank Arena Income Statement for the five months ending January 31, 2020 shows total revenues for Pinnacle Bank Arena of \$1,823,997.00 and total expenditures of \$2,238,140.00 for a deficit of \$414,143.00, and an ending balance of \$468,403.00 in retained earnings.

In reviewing the March 2020 payment register, the operating budget had \$789,109.99 in operating expenditures with the major payments consisting of the Second Quarter City staff reimbursement for \$100,377.75; \$25,069.65 for arena repair and maintenance; Third Quarter Sponsorship payment from IMG of \$281,540.50; Third Quarter Operating Increment of \$150,000.00; DEC payment of \$219,270.00 for heating and cooling of which approximately \$151,000.00 is billed to West Haymarket private customers and the JPA pays about \$68,000.00; and PC Sports payment of \$4,735.00 for project management.

Kauffman stated the financial reports for the JPA for the period ending March 31, 2020 reflect revenues of \$21.4 million and expenditures of \$22.9 million, for a deficit of \$1.5 million, and an ending balance of \$43.2 million.

Jane Kinsey, Watchdogs of Lincoln Government, appeared virtually and asked what the \$500,000 Transfer of Funds, page 2 of the operating expenditure report, was for and where it was coming from. Kauffman explained this is a \$500,000 payment budgeted as a transfer to the park foundation regarding the closing costs for Block 5 and the development of that land. The payment has not been made yet but is budgeted for. The payment will likely be paid and reflected in the April payment register. Kinsey asked if the ancillary income on the PBA Income Statement is carrying the arena. Tom, Lorenz, General Manager of Pinnacle Bank Arena, explained that the ancillary arena income is income from food and beverage sales, sale of merchandise, ticketing revenue, and parking revenue. He further explained that the arena has multiple revenue sources.

Clare commented that arena events are down so income is down and asked where we sit financially relative to what was budgeted for at this point in time. Kauffman explained as of March 31, occupation taxes were up 5.83% and remain ahead of the original projections by 27% corresponding with the year 2032. Kauffman explained for the upcoming revenues the occupation taxes will be impacted and there most likely will be significant losses to parking revenues for the three garages, premium seat revenues will eventually decline with upcoming renewals, interest earnings based off of the treasury rates will fall dramatically, and no events will occur at Pinnacle Bank Arena for an extended period of time. Clare asked if it is too early to tell what the overall financial impact is for April. Kauffman explained he does not yet have all of April's numbers but as of right now the total overall revenues compared to the prior year for April were down 36%, food was down 32%, hotels were down 59%, and car rentals were down 2%. He explained that of the occupation taxes for food, about \$75,000 was deferred or about 9% of the total. Some of the restaurants deferred but the majority of them continue to pay the occupation taxes that they collect. April and May will most likely be the toughest months and depending on restrictions, future impacts are tough to estimate. Clare commented that the Board has a duty to make sure it is being transparent and that is especially important during these tough

economic times. There being no further discussion or public comment, Ward moved approval of the payment registers. Clare seconded the motion. Motion carried 3-0.

Item 5 – WH 20-14 Resolution to approve a Right of Entry Agreement between the West Haymarket JPA and the University of Nebraska to enter upon an abandoned railroad bridge to conduct load testing experiments. (Chris Connolly)

Chris Connolly, Chief Assistant City Attorney, explained this Resolution deals with a project that the University of Nebraska College of Engineering wants to do with an old railroad bridge that crosses Salt Creek just west of the ice rink. There are no tracks leading up to the bridge on either side, there is no vehicular traffic, and there are no pathways on either end of the bridge. The college would like to be able to modify a vehicle and put it on the bridge to do various load testing experiments to determine what kind of weight this bridge can hold to further their educational goals. The college has asked for a Right of Entry to go on to the bridge and conduct these experiments. Connolly stated there were discussions about what will happen if the bridge is damaged or destroyed as a result of doing these experiments and it was determined that the college will take responsibility for this. If something were to happen and there was major damage, the college would just pay us for the value of the bridge instead of restoring it. If there is minor damage, they will probably just pay for it. There is not a great risk to the public and the college would like to get this done soon. The agreement calls for them to have it done by June 1, however, if they don't get it done by then they can have an extra thirty days. Clare asked if the indemnification issue and keeping the bridge blocked off to keep trespassers off have been addressed. Connolly stated this is not specifically addressed in this agreement and after this testing is done, proposals will be brought to the Board to make the bridge safe and to keep pedestrian traffic off the bridge. He explained there is no need to take the bridge down so if there is no damage to the bridge we may as well leave it up. Kinsey asked where this bridge is. Connolly explained the bridge is just west of the ice rink located on property owned by the JPA in the West Haymarket area. There are two bridges in this area, one is an active railroad bridge used by Union Pacific and the other bridge is north of the active railroad bridge west of the ice rink. Connolly explained the engineering students want to do load testing experiments and asked if they could use this bridge that is not being used for their experiments. Kinsey asked if this was an educational thing that the University wants to do. Connolly confirmed this to be correct and stated they will provide a copy of the report once it is completed. There being no further discussion or public comment, Clare moved approval of the resolution. Ward seconded the motion. Motion carried 3-0.

Item 6 - WH 20-15 Resolution denying claim of Heather Exon Eureka against the West Haymarket JPA for alleged injury incurred while attending an event at the Pinnacle Bank Arena on February 8, 2019. (Jeff Kirkpatrick)

Jeff Kirkpatrick, City Attorney, stated he believes this is the first claim that has come before the JPA Board. This claim was filed by a woman who was a patron at a concert at the arena. Her allegation is that while she was attending the event, she leaned back against a curtain and fell and injured herself. The City Law department has conducted an investigation, along with the Pinnacle Bank Arena, and we are recommending that this claim be denied. He explained that what could happen going forward is the claimant will have an opportunity to evaluate her legal options. One option could be to file a legal action against the JPA. Ward asked how a claim comes to the Board, did she have legal counsel, or send an email? Kirkpatrick explained there is an attorney involved who represents the claimant who filed claims with both the City, because it is a municipal auditorium, and now the JPA. The City Council has already denied this claim.

There being no further discussion or public comment, Ward moved approval of the resolution. Clare seconded the motion. Motion carried 3-0.

Item 7 - Set Next Meeting Date

The next meeting date will be Friday, May 15, 2020 at 2:30 p.m. in the County-City Building, Council Chambers, First Floor.

Item 8 – Motion to Adjourn

Ward moved to adjourn. Motion seconded by Clare. The meeting adjourned at 3:14 p.m.

Prepared by: Kasey Simonson, City Law Department

West Haymarket Joint Public Agency
Payment Register
April 2020

| Vendor Number | Vendor Name | Payment Remark | Cat | Busi Unit | Obj Acct | Description | Do Ty | Document Number | Amount | Check Date | Payment Number |
|---------------|---------------------------------|-------------------------------|-----|-----------|----------|----------------------------|-------|-----------------|------------|------------|----------------|
| 98642 | Information Services | JPA 02/20 | OP | 06095 | 5631 | Data Processing Service | PV | 2042367 | 201.18 | 04/01/20 | 614697 |
| 98642 | Information Services | JPA 02/20 | OP | 06095 | 5685 | VOIP Payments to I S | PV | 2042367 | 16.66 | 04/01/20 | 614697 |
| 431100 | City of Lincoln - Parking | JPA Parking Garage Mgmt 02/20 | OP | 06095 | 5643 | Deck 1 Mgmt Services | PV | 2042368 | 62,396.65 | 04/01/20 | 614698 |
| 431100 | City of Lincoln - Parking | JPA Parking Garage Mgmt 02/20 | OP | 06095 | 5643 | Deck 2 Mgmt Services | PV | 2042368 | 46,572.69 | 04/01/20 | 614698 |
| 431100 | City of Lincoln - Parking | JPA Parking Garage Mgmt 02/20 | OP | 06095 | 5643 | Deck 3 Mgmt Services | PV | 2042368 | 48,204.61 | 04/01/20 | 614698 |
| 77921 | County/City Property Management | Amtrak Station 02/20 | OP | 06095 | 5870 | Other Bldg Maintenance | PV | 2042366 | 348.79 | 04/02/20 | 149197 |
| 108417 | Citizen Information Center | 5 City TV WHJPA 2/27/2020 | OP | 06095 | 5952 | Advertising/Media Serv | PV | 2043165 | 130.00 | 04/08/20 | 614822 |
| 53356 | Lincoln Electric System | 277 Pinnacle Arena Dr | OP | 06095 | 5821 | Electricity - Bldg & Grnds | PV | 2043158 | 364.53 | 04/09/20 | 149385 |
| 53356 | Lincoln Electric System | 200 N 7th St | OP | 06095 | 5821 | Electricity - Bldg & Grnds | PV | 2043159 | 140.42 | 04/09/20 | 149385 |
| 53356 | Lincoln Electric System | 605 N 8th St Pk Lot Lgh | OP | 06095 | 5821 | Electricity - Bldg & Grnds | PV | 2043160 | 41.41 | 04/09/20 | 149385 |
| 76881 | Windstream | Billing number 402-477-6387 | OP | 06095 | 5829 | Telephone | PV | 2043162 | 109.06 | 04/09/20 | 149393 |
| 98079 | Black Hills Energy | 277 Pinnacle Arena Dr | OP | 06095 | 5825 | Natural Gas | PV | 2043163 | 101.57 | 04/09/20 | 149404 |
| 102154 | Public Building Commission | Space Rental 04/20 | OP | 06095 | 5928 | Rent of Co/City Bldg Space | PV | 2043164 | 86.10 | 04/09/20 | 149407 |
| 102154 | Public Building Commission | Space Rental 04/20 | OP | 06095 | 5931 | Parking Rent Bldg Comm | PV | 2043164 | 8.75 | 04/09/20 | 149407 |
| 109321 | Lancaster County Sheriff - 031 | SWIG LLC,9 South Char Grill | OP | 06095 | 5635 | Delivery Service | PV | 2043166 | 18.61 | 04/09/20 | 149412 |
| 109321 | Lancaster County Sheriff - 031 | Pepe's Bistro | OP | 06095 | 5635 | Delivery Service | PV | 2043167 | 18.61 | 04/09/20 | 149412 |
| 109321 | Lancaster County Sheriff - 031 | Fly Dogz | OP | 06095 | 5635 | Delivery Service | PV | 2043168 | 18.61 | 04/09/20 | 149412 |
| 109321 | Lancaster County Sheriff - 031 | Tastee Trailer | OP | 06095 | 5635 | Delivery Service | PV | 2043169 | 6.61 | 04/09/20 | 149412 |
| 109321 | Lancaster County Sheriff - 031 | Mary Ellens | OP | 06095 | 5635 | Delivery Service | PV | 2043170 | 18.61 | 04/09/20 | 149412 |
| 109321 | Lancaster County Sheriff - 031 | Gilded Swine | OP | 06095 | 5635 | Delivery Service | PV | 2043171 | 18.61 | 04/09/20 | 149412 |
| 109321 | Lancaster County Sheriff - 031 | Andrea's Ice Cream Shop | OP | 06095 | 5635 | Delivery Service | PV | 2043173 | 6.61 | 04/09/20 | 149412 |
| 109321 | Lancaster County Sheriff - 031 | El Cielito Mexican Restaurant | OP | 06095 | 5635 | Delivery Service | PV | 2043174 | 18.61 | 04/09/20 | 149412 |
| 109321 | Lancaster County Sheriff - 031 | CJ's Neighborhood Bar & Grill | OP | 06095 | 5635 | Delivery Service | PV | 2043176 | 18.61 | 04/09/20 | 149412 |
| 109321 | Lancaster County Sheriff - 031 | Bodega's Alley | OP | 06095 | 5635 | Delivery Service | PV | 2043177 | 18.61 | 04/09/20 | 149412 |
| 598263 | PC Sports LLC | PROJECT MGMT WH01142 | OP | 06095 | 5621 | Misc Contractual Services | OV | 2043156 | 3,759.50 | 04/09/20 | 149473 |
| 604774 | Pinnacle Bank Arena | Q4 Sponsorship/Op Increment | OP | 06095 | 5643 | Management Services | PV | 2043179 | 281,540.50 | 04/09/20 | 149489 |
| 604774 | Pinnacle Bank Arena | Q4 Sponsorship/Op Increment | OP | 06097 | 5643 | Management Services | PV | 2043179 | 150,000.00 | 04/09/20 | 149489 |
| 604774 | Pinnacle Bank Arena | Arena Repair/Maint/CIP 2/20 | OP | 06095 | 5870 | Other Bldg Maintenance | PV | 2043181 | 33,092.51 | 04/09/20 | 149489 |
| 604774 | Pinnacle Bank Arena | Arena Repair/Maint/CIP 2/20 | OP | 06095 | 6140 | Grounds Improvements | PV | 2043181 | 5,435.00 | 04/09/20 | 149489 |
| 620543 | Midwest Alarm Services | Account 900508-11 | OP | 06095 | 5683 | Fire Alarm Monitoring | PV | 2044184 | 33.90 | 04/15/20 | 615051 |
| 77921 | County/City Property Management | JPA-CITY CONTROLLER 3/20 | OP | 06095 | 5261 | Postage | PV | 2045152 | 108.50 | 04/23/20 | 149797 |
| 588846 | District Energy Corp | Customer ID 0005 | OP | 06095 | 5835 | Thermal Heating & Cooling | PV | 2045153 | 212,021.50 | 04/23/20 | 149897 |
| 604774 | Pinnacle Bank Arena | Arena Repair/Maint/CIP 3/20 | OP | 06095 | 5870 | Other Bldg Maintenance | PV | 2045154 | 10,882.46 | 04/23/20 | 149922 |
| 604774 | Pinnacle Bank Arena | Arena Repair/Maint/CIP 3/20 | OP | 06095 | 6132 | Buildings | PV | 2045154 | 7,677.21 | 04/23/20 | 149922 |
| 604774 | Pinnacle Bank Arena | Arena Repair/Maint/CIP 3/20 | OP | 06095 | 6068 | Concession Equipment | PV | 2045154 | 4,664.18 | 04/23/20 | 149922 |
| 98415 | Lincoln Water System | 277 Pinnacle Arena Dr | OP | 06095 | 5830 | Water | PV | 2046072 | 214.46 | 04/29/20 | 615497 |
| 98642 | Information Services | JPA 3/20 | OP | 06095 | 5631 | Data Processing Service | PV | 2046073 | 201.18 | 04/29/20 | 615498 |
| 98642 | Information Services | JPA 3/20 | OP | 06095 | 5685 | VOIP Payments to I S | PV | 2046073 | 16.66 | 04/29/20 | 615498 |
| 366774 | Kirsten Hyberger | Blue 3 Garage Refund | OP | 06096 | 3941 | Deck 3-Lease | PV | 2045249 | 35.00 | 04/29/20 | 615499 |
| 431100 | City of Lincoln - Parking | JPA Parking Garage Mgmt 3/20 | OP | 06095 | 5643 | Deck 1 Mgmt Services | PV | 2046075 | 109,106.19 | 04/29/20 | 615500 |
| 431100 | City of Lincoln - Parking | JPA Parking Garage Mgmt 3/20 | OP | 06095 | 5643 | Deck 2 Mgmt Services | PV | 2046075 | 71,244.61 | 04/29/20 | 615500 |
| 431100 | City of Lincoln - Parking | JPA Parking Garage Mgmt 3/20 | OP | 06095 | 5643 | Deck 3 Mgmt Services | PV | 2046075 | 93,923.16 | 04/29/20 | 615500 |
| 621705 | Connor O'Dell | Blue 3 Garage Refund | OP | 06096 | 3941 | Deck 3-Lease | PV | 2045248 | 35.00 | 04/29/20 | 615501 |
| 621706 | Karly Neuberger | Red 1 Garage Refund | OP | 06096 | 3941 | Deck 1-Lease | PV | 2045246 | 46.00 | 04/29/20 | 615502 |
| 621707 | Steve Mattern | Blue 3 Garage Refund | OP | 06096 | 3941 | Deck 3-Lease | PV | 2045250 | 35.00 | 04/29/20 | 615503 |
| 621708 | Elena Davis | Red 1 Garage Refund | OP | 06096 | 3941 | Deck 1-Lease | PV | 2045247 | 46.00 | 04/29/20 | 615504 |
| 77921 | County/City Property Management | Amtrak Station 3/20 | OP | 06095 | 5870 | Other Bldg Maintenance | PV | 2046071 | 271.06 | 04/30/20 | 150019 |

Category: OP
total 1,143,274.10

Grand
total 1,143,274.10

| | Current Fiscal Yr |
|----------------------------------------------------------------------------------------------------|----------------------|
| ----- | |
| Revenues: | |
| Occupation Taxes | 11,340,958.19 |
| Intergovernmental | 1,835,080.62 |
| Permits & Fees | 2,195.00 |
| DEC Customer Payments | 1,055,032.38 |
| Interest | 638,482.64 |
| Arena Premium Seat Revenue | 606,843.03 |
| Facility Lease & Other Rent | 76,807.61 |
| Parking Revenue | 1,821,078.33 |
| Sponsorship & Misc Revenue | 567,156.90 |
| | ----- |
| Total Revenues | 17,943,634.70 |
| | ----- |
| Expenditures: | |
| General Government | 7,785,175.34 |
| Debt Service-Service Charge | 2,096.00 |
| Debt Service P & I | 14,949,402.65 |
| Capital Outlay | 330,318.30 |
| | ----- |
| Total Expenditures | 23,066,992.29 |
| | ----- |
| Excess (Deficiency) Of Revenues Over Expenditures | <5,123,357.59> |
| | ----- |
| Other Financing Sources (Uses): | |
| Debt Issued | 1,254,000.00 |
| Payment to Bond Escrow Agent | <1,254,000.00> |
| Sale Of Assets | 3,344,572.73 |
| | ----- |
| Total Other Financing Sources (Uses) | 3,344,572.73 |
| | ----- |
| Excess (Deficiency) Of Revenues And Other Financing Sources Over Expenditures and Other Uses | <1,778,784.86> |
| | ----- |
| Fund Balance Beginning Of Year | 44,646,419.69 |
| | ----- |
| Fund Balance End Of Year | 42,867,634.83 |
| | ===== |

| | | Total Budget | Expend. | Encumb. | Available Balance |
|--------|--------------------------------|-----------------|----------------|---------|----------------------|
| ----- | | | | | |
| 00951 | West Haymarket Capital Proj | | | | |
| 70090 | West Haymarket Park | | | | |
| 870000 | WH General Coordination | 6,733,501.51 | 6,687,061.60 | | 46,439.91 |
| 870002 | WH General Coordination P3 | 528,000.00 | 540,541.25 | | 12,541.25- |
| ----- | | | | | |
| 70090 | West Haymarket Park | 7,261,501.51 | 7,227,602.85 | | 33,898.66 |
| | | | | | |
| 70091 | Arena | | | | |
| 870100 | WH Arena | 183,909,365.20 | 183,903,559.95 | | 5,805.25 |
| 870101 | WH Arena Contingency | 1,480,092.13 | | | 1,480,092.13 |
| 870203 | WH Arena Parking Garage | 726,438.23 | 726,438.23 | | |
| ----- | | | | | |
| 70091 | Arena | 186,115,895.56 | 184,629,998.18 | | 1,485,897.38 |
| | | | | | |
| 70092 | Parking | | | | |
| 870201 | WH HymktPkLot,FestSp&PedGrdStr | 15,033,683.68 | 15,033,683.68 | | |
| 870202 | WH Parking Garage #1 | 14,067,207.27 | 14,067,207.27 | | |
| 870204 | WH Parking Garage #2 | 203,400.39 | 203,400.39 | | |
| ----- | | | | | |
| 70092 | Parking | 29,304,291.34 | 29,304,291.34 | | |
| | | | | | |
| 70093 | Roads | | | | |
| 870301 | WH Charleston Bridge/Roadway | 252,015.40 | 252,015.40 | | |
| 870302 | WH "M"&"N" St,7th to 10th St | 3,436,496.59 | 3,436,496.59 | | |
| 870303 | WH USPS Parking Lot Reconstctn | 696,053.96 | 696,053.96 | | |
| 870304 | WH 10th & Salt Creek Road Impr | 3,436,720.69 | 3,436,720.69 | | |
| 870305 | WH Core Area Roadway & Utility | 14,890,418.47 | 14,789,002.65 | | 101,415.82 |
| 870306 | WH Traffic Analysis | 72,351.96 | 72,351.96 | | |
| 870307 | WH Streetscape | 2,586,338.83 | 2,586,338.83 | | |
| 870308 | WH Sun Valley Blvd & West "O" | 23,681.50 | 23,681.50 | | |
| ----- | | | | | |
| 70093 | Roads | 25,394,077.40 | 25,292,661.58 | | 101,415.82 |
| | | | | | |
| 70094 | Pedestrian Ways | | | | |
| 870401 | WH Plaza | | | | |
| 870402 | WH Canopy Phase II | 1,510,961.05 | 1,537,755.55 | | 26,794.50- |
| ----- | | | | | |
| 70094 | Pedestrian Ways | 1,510,961.05 | 1,537,755.55 | | 26,794.50- |

| | | Total Budget | Expend. | Encumb. | Available Balance |
|--------|--------------------------------|-----------------|---------------|----------|----------------------|
| ----- | | | | | |
| 00951 | West Haymarket Capital Proj | | | | |
| 70095 | Utilities | | | | |
| 870501 | WH Sanitary Sewer Relocation | 1,492,905.32 | 1,492,905.32 | | |
| 870502 | WH Fiber Optic Comm & Other | 506,034.95 | 506,034.95 | | |
| ----- | | | | | |
| 70095 | Utilities | 1,998,940.27 | 1,998,940.27 | | |
| ----- | | | | | |
| 70096 | Environmental | | | | |
| 870601 | WH NDEQ T-200 | 1,783,034.68 | 1,730,784.85 | 2,421.70 | 49,828.13 |
| 870602 | WH Voluntary Clean-up Program | 2,093,549.47 | 2,192,950.18 | | 99,400.71- |
| 870603 | WH Environmental Contngy Pln | 1,460,289.05 | 1,337,301.07 | | 122,987.98 |
| 870604 | WH Other/Miscellaneous | 742,155.42 | 741,960.88 | 59.87 | 134.67 |
| 870605 | WH Canopy Phase I-Lead Abatemt | | | | |
| 870606 | WH Alter Brownfield Site | 200,000.00 | 200,000.00 | | |
| 870607 | WH JayLynn/Watson/Alter N | 200,000.00 | 200,000.00 | | |
| ----- | | | | | |
| 70096 | Environmental | 6,479,028.62 | 6,402,996.98 | 2,481.57 | 73,550.07 |
| ----- | | | | | |
| 70097 | Dirt Moving | | | | |
| 870701 | WH Stmwtr Mtgtn-Sth&WstOf BNSF | | | | |
| 870703 | WH Initial Haymarket Site Prep | 9,383,729.29 | 9,209,722.97 | | 174,006.32 |
| 870704 | WH Other Stormwater Mitigation | | | | |
| ----- | | | | | |
| 70097 | Dirt Moving | 9,383,729.29 | 9,209,722.97 | | 174,006.32 |
| ----- | | | | | |
| 70098 | TIF Improvements | | | | |
| 870800 | WH TIF Improvements | | | | |
| ----- | | | | | |
| 70098 | TIF Improvements | | | | |
| ----- | | | | | |
| 70099 | Site Purchase | | | | |
| 870901 | WH BNSF Land Acquisition | 1,060,419.44 | 1,060,419.44 | | |
| 870902 | WH Alter Site Purchase | 4,611,008.12 | 4,611,008.12 | | |
| 870903 | WH Jaylynn Site Purchase | 1,702,838.21 | 1,702,838.21 | | |
| 870904 | WH UP Site Purchase | 1,326,248.15 | 1,326,248.15 | | |
| 870905 | WH BNSF Const, Rehab, Reloc | 47,671,698.85 | 47,671,698.85 | | |
| 870906 | WH Amtrak Station | 2,369,425.17 | 2,369,425.17 | | |
| 870907 | WH UP Track Mod West of Bridge | 1,225,231.66 | 1,225,231.66 | | |

City of Lincoln, NE
West Haymarket Joint Public Agency
Job Cost Report
As of April 30, 2020

| | Total Budget | Expend. | Encumb. | Available Balance |
|---------------------------------------|-----------------|----------------|----------|----------------------|
| ----- | ----- | ----- | ----- | ----- |
| 00951 West Haymarket Capital Proj | | | | |
| 70099 Site Purchase | | | | |
| 870908 WH Other Private Prop Acqstns | 2,264,387.01 | 2,264,387.01 | | |
| ----- | ----- | ----- | ----- | ----- |
| 70099 Site Purchase | 62,231,256.61 | 62,231,256.61 | | |
| 70100 Other Costs | | | | |
| 870951 WH ITS & Dynamic Message Signs | 1,140,949.49 | 1,140,949.49 | | |
| 870952 WH Community Space & Civic Art | 1,500,000.00 | 1,342,114.85 | | 157,885.15 |
| 870953 WH Breslow Ice Rink | 2,000,000.00 | 2,000,000.00 | | |
| ----- | ----- | ----- | ----- | ----- |
| 70100 Other Costs | 4,640,949.49 | 4,483,064.34 | | 157,885.15 |
| 70105 Bond Related Costs | | | | |
| 870975 WH Miscellaneous | | | | |
| 870976 WH Line of Credit | 78,227.31 | 78,227.31 | | |
| 870977 WH Series 1 JPA Debt | 1,535,167.50 | 1,535,167.50 | | |
| 870978 WH Series 2 JPA Debt | 1,221,802.25 | 1,221,802.25 | | |
| 870979 WH Series 3 JPA Debt | 577,661.29 | 577,661.29 | | |
| 870980 WH Series 4 JPA Debt | 1,243,824.50 | 1,243,824.50 | | |
| ----- | ----- | ----- | ----- | ----- |
| 70105 Bond Related Costs | 4,656,682.85 | 4,656,682.85 | | |
| ----- | ----- | ----- | ----- | ----- |
| 00951 West Haymarket Capital Proj | 338,977,313.99 | 336,974,973.52 | 2,481.57 | 1,999,858.90 |

Pinnacle Bank Arena
Income Statement
For the Eight Months Ending April 30, 2020

| | Year to Date Actual | Year to Date Budget | Year to Date Variance | Annual Budget |
|-----------------------------|------------------------|------------------------|--------------------------|------------------|
| EVENT INCOME | | | | |
| Direct Event Income | | | | |
| Rental Income | \$ 321,559 | 579,106 | (257,547) | \$ 1,050,306 |
| Service Revenue | 844,396 | 1,050,100 | (205,704) | 2,330,050 |
| Service Expenses | (1,370,487) | (1,635,067) | 264,580 | (3,199,567) |
| Total Direct Event Income | <u>(204,532)</u> | <u>(5,861)</u> | <u>(198,671)</u> | <u>180,789</u> |
| Ancillary Income | | | | |
| F & B Concessions | 767,654 | 940,509 | (172,855) | 1,433,914 |
| F & B Catering | 193,030 | 177,667 | 15,363 | 223,212 |
| Novelty Sales | 27,523 | 49,083 | (21,560) | 106,648 |
| F & B Premium | 113,941 | 112,184 | 1,757 | 174,273 |
| Parking | 244,152 | 253,851 | (9,699) | 279,774 |
| Total Ancillary Income | <u>1,346,300</u> | <u>1,533,294</u> | <u>(186,994)</u> | <u>2,217,821</u> |
| Other Event Income | | | | |
| Premium | 37,798 | 35,300 | 2,498 | 114,300 |
| Ticket Commissions | 245,182 | 238,088 | 7,094 | 685,733 |
| Facility Fees | 89,043 | 158,428 | (69,385) | 352,245 |
| Total Other Event Income | <u>372,023</u> | <u>431,816</u> | <u>(59,793)</u> | <u>1,152,278</u> |
| Total Event Income | <u>1,513,791</u> | <u>1,959,249</u> | <u>(445,458)</u> | <u>3,550,888</u> |
| Other Operating Income | <u>802,390</u> | <u>805,776</u> | <u>(3,386)</u> | <u>1,206,662</u> |
| JPA Operational Increment | <u>400,000</u> | <u>400,000</u> | <u>0</u> | <u>600,000</u> |
| Adjusted Gross Income | <u>2,716,181</u> | <u>3,165,025</u> | <u>(448,844)</u> | <u>5,357,550</u> |
| INDIRECT EXPENSES | | | | |
| Salaries & Wages | 2,525,027 | 2,778,906 | (253,879) | 4,155,977 |
| Payroll Taxes & Benefits | 562,388 | 681,040 | (118,652) | 1,021,534 |
| Labor Allocations to Events | (823,314) | (1,127,114) | 303,800 | (1,678,321) |
| Net Salaries and Benefits | 2,264,101 | 2,332,832 | (68,731) | 3,499,190 |
| Contracted Services | 1,417 | 2,664 | (1,247) | 4,000 |
| General and Administrative | 186,103 | 239,929 | (53,826) | 358,400 |
| Operating | 51,111 | 52,842 | (1,731) | 79,000 |
| Repairs & Maintenance | 3,177 | 4,200 | (1,023) | 6,300 |
| Operational Supplies | 52,681 | 86,703 | (34,022) | 130,000 |
| Insurance | 133,349 | 135,228 | (1,879) | 202,660 |
| Utilities | 665,884 | 733,664 | (67,780) | 1,112,000 |
| Other | 20,606 | 0 | 20,606 | 0 |
| SMG Management Fees | 143,686 | 144,000 | (314) | 216,000 |
| Total Indirect Expenses | <u>3,522,115</u> | <u>3,732,062</u> | <u>(209,947)</u> | <u>5,607,550</u> |
| Net Income (Loss) | <u>(805,934)</u> | <u>(567,037)</u> | <u>(238,897)</u> | <u>(250,000)</u> |
| Beginning Retained Earnings | 882,546 | 882,546 | 0 | 882,546 |
| Net Income (Loss) | <u>(805,934)</u> | <u>(567,037)</u> | <u>(238,897)</u> | <u>(250,000)</u> |
| Ending Retained Earnings | <u>\$ 76,612</u> | <u>\$ 315,509</u> | <u>(238,897)</u> | <u>632,546</u> |

| | Original Budget | P/Y Enc & Revisions | Total | YTD Expend | Encumbered | Available Balance |
|-----------------------------------|-----------------|---------------------|--------------|--------------|------------|-------------------|
| 51 JPA | | | | | | |
| 00950 West Haymarket Revenue | | | | | | |
| 11 Materials & Supplies | | | | | | |
| 5221 Office Supplies | 250.00 | | 250.00 | | | 250.00 |
| 5261 Postage | 2,500.00 | | 2,500.00 | 1,502.35 | | 997.65 |
| 5323 Bldg Maint Supplies | 500.00 | | 500.00 | | | 500.00 |
| 11 Materials & Supplies | 3,250.00 | | 3,250.00 | 1,502.35 | | 1,747.65 |
| 12 Other Services & Charges | | | | | | |
| 5621 Misc Contractual Services | 913,860.00 | | 913,860.00 | 297,833.50 | 66,704.00 | 549,322.50 |
| 5624 Auditing Service | 21,575.00 | | 21,575.00 | 18,575.00 | | 3,000.00 |
| 5628 Consultant Services | 60,000.00 | 25,000.00 | 85,000.00 | 5,204.83 | 19,795.17 | 60,000.00 |
| 5631 Data Processing Service | 2,543.00 | | 2,543.00 | 1,609.53 | | 933.47 |
| 5633 Software | 236,130.00 | | 236,130.00 | 128.64 | | 236,001.36 |
| 5635 Delivery Service | | | | 372.30 | | 372.30 |
| 5637 Engineering & Design | | 18,174.00 | 18,174.00 | 14,697.57 | 3,476.43 | |
| 5643 Management Services | 2,716,462.00 | | 2,716,462.00 | 2,711,793.73 | | 4,668.27 |
| 5643.61 Deck 1 Mgmt Services | 913,245.00 | | 913,245.00 | 542,341.77 | | 370,903.23 |
| 5643.62 Deck 2 Mgmt Services | 494,805.00 | | 494,805.00 | 339,056.89 | | 155,748.11 |
| 5643.63 Deck 3 Mgmt Services | 578,481.00 | | 578,481.00 | 396,818.25 | | 181,662.75 |
| 5683.04 Snow Removal | 2,500.00 | | 2,500.00 | 37.50 | | 2,462.50 |
| 5683.05 Fire Alarm Monitoring | 500.00 | | 500.00 | 271.20 | | 228.80 |
| 5685 VOIP Payments to I S | 200.00 | | 200.00 | 133.31 | | 66.69 |
| 5762 Photocopying | 500.00 | | 500.00 | 104.58 | | 395.42 |
| 5763 Printing | 250.00 | | 250.00 | 40.25 | | 209.75 |
| 5783 General Liability | 25,743.00 | | 25,743.00 | 25,743.00 | | |
| 5786 Property | 176,702.00 | | 176,702.00 | 176,702.00 | | |
| 5794 Public Officials | 33,150.00 | | 33,150.00 | 29,055.00 | | 4,095.00 |
| 5795 Misc Insurance Floater | 935.00 | | 935.00 | 935.00 | | |
| 5821 Electricity - Bldg & Grnds | 9,500.00 | | 9,500.00 | 5,065.50 | | 4,434.50 |
| 5825 Natural Gas | 1,600.00 | | 1,600.00 | 862.76 | | 737.24 |
| 5829 Telephone | 1,350.00 | | 1,350.00 | 982.41 | | 367.59 |
| 5830 Water | 1,425.00 | | 1,425.00 | 864.63 | | 560.37 |
| 5835 Thermal Heating & Cooling | 3,040,000.00 | | 3,040,000.00 | 1,708,422.45 | | 1,331,577.55 |
| 5856 City Share Linc Center Maint | 31,000.00 | | 31,000.00 | 24,824.95 | | 6,175.05 |
| 5862 Grounds Maintenance | 18,000.00 | | 18,000.00 | 4,003.97 | | 13,996.03 |
| 5870 Other Bldg Maintenance | 515,000.00 | | 515,000.00 | 259,631.49 | | 255,368.51 |

| | Original Budget | P/Y Enc & Revisions | Total | YTD Expend | Encumbered | Available Balance |
|----------------------------------|--------------------|------------------------|---------------|---------------|------------|----------------------|
| 51 JPA | | | | | | |
| 00950 West Haymarket Revenue | | | | | | |
| 12 Other Services & Charges | | | | | | |
| 5928 Rent of Co/City Bldg Space | 1,034.00 | | 1,034.00 | 688.80 | | 345.20 |
| 5931 Parking Rent Bldg Comm | 105.00 | | 105.00 | 70.00 | | 35.00 |
| 5952 Advertising/Media Serv | 1,560.00 | | 1,560.00 | 720.00 | | 840.00 |
| 5988 Transfer of Funds | 500,000.00 | | 500,000.00 | 500,000.00 | | |
| 5993 Fees Paid to State of NE | 25.00 | | 25.00 | 25.00 | | |
| 5996 Credit Card/Bank Fees | 7,500.00 | | 7,500.00 | 2,012.73 | | 5,487.27 |
| 12 Other Services & Charges | 10,305,680.00 | 43,174.00 | 10,348,854.00 | 7,069,628.54 | 89,975.60 | 3,189,249.86 |
| 13 Capital Outlay - Equipment | | | | | | |
| 6068 Concession Equipment | 80,000.00 | | 80,000.00 | 37,187.66 | | 42,812.34 |
| 6069 Data Processing Equipment | 54,079.00 | | 54,079.00 | 71,299.17 | | 17,220.17- |
| 6076 Miscellaneous Equipment | 622,387.00 | 140,445.00 | 762,832.00 | 364,795.81 | | 398,036.19 |
| 13 Capital Outlay - Equipment | 756,466.00 | 140,445.00 | 896,911.00 | 473,282.64 | | 423,628.36 |
| 14 Capital Outlay - Improvements | | | | | | |
| 6132 Buildings | 850,000.00 | | 850,000.00 | 7,677.21 | | 842,322.79 |
| 6135 Land | | 97,938.00 | 97,938.00 | 97,937.25 | | .75 |
| 6140 Grounds Improvements | 825,000.00 | | 825,000.00 | 135,147.35 | 106,750.00 | 583,102.65 |
| 6142 Sewer System | 97,200.00 | | 97,200.00 | | | 97,200.00 |
| 14 Capital Outlay - Improvements | 1,772,200.00 | 97,938.00 | 1,870,138.00 | 240,761.81 | 106,750.00 | 1,522,626.19 |
| 15 Debt Service | | | | | | |
| 6233 Bd Trustee Pmt-Serv Chg | 2,620.00 | | 2,620.00 | 2,096.00 | | 524.00 |
| 6234 Bd Trustee Pmt-Principal | 580,000.00 | 25,000.00 | 605,000.00 | 605,000.00 | | |
| 6235 Bd Trustee Pmt-Interest | 16,168,646.00 | 2,965,939.00- | 13,202,707.00 | 5,793,590.28 | | 7,409,116.72 |
| 15 Debt Service | 16,751,266.00 | 2,940,939.00- | 13,810,327.00 | 6,400,686.28 | | 7,409,640.72 |
| 00950 West Haymarket Revenue | 29,588,862.00 | 2,659,382.00- | 26,929,480.00 | 14,185,861.62 | 196,725.60 | 12,546,892.78 |
| 00954 JPA Bonds Series 2011/2019 | | | | | | |

| | Original Budget | P/Y Enc & Revisions | Total | YTD Expend | Encumbered | Available Balance |
|----------------------------------|-----------------|---------------------|---------------|---------------|------------|-------------------|
| 12 Other Services & Charges | | | | | | |
| 5626 Bond Agent & Issuance Exp | | 329,300.00 | 329,300.00 | 329,300.00 | | |
| 12 Other Services & Charges | | 329,300.00 | 329,300.00 | 329,300.00 | | |
| 15 Debt Service | | | | | | |
| 6240 Paymt To Refunding Escrow | | 8,550,813.00 | 8,550,813.00 | 8,550,812.37 | | .63 |
| 15 Debt Service | | 8,550,813.00 | 8,550,813.00 | 8,550,812.37 | | .63 |
| 18 Bond/Note Proceeds | | | | | | |
| 9500 Pymt To Bond Escrow Agent | | 1,254,000.00 | 1,254,000.00 | 1,254,000.00 | | |
| 18 Bond/Note Proceeds | | 1,254,000.00 | 1,254,000.00 | 1,254,000.00 | | |
| 00954 JPA Bonds Series 2011/2019 | | 10,134,113.00 | 10,134,113.00 | 10,134,112.37 | | .63 |
| 51 JPA | 29,588,862.00 | 7,474,731.00 | 37,063,593.00 | 24,319,973.99 | 196,725.60 | 12,546,893.41 |

West Haymarket Joint Public Agency
 Payment Register
 May 2020

| Vendor Number | Vendor Name | Payment Remark | Cat | Busi Unit | Obj Acct | Description | Do Ty | Document Number | Amount | Check Date | Payment Number |
|---------------|---------------------------------|-----------------------------|-----|-----------|----------|------------------------------|-------|-----------------|------------|------------|----------------|
| 619656 | Cusip Global Services | Customer Number 174597 | | 78954 | 5626 | Bond Agent & Issuance Exp | PV | 2050070 | 721.00 | 05/27/20 | 616426 |
| Category: | | | | | | | | | 721.00 | | |
| total | | | | | | | | | 721.00 | | |
| 53356 | Lincoln Electric System | 277 Pinnacle Arena Dr | OP | 06095 | 5821 | Electricity - Bldg & Grnds | PV | 2047121 | 282.66 | 05/07/20 | 150170 |
| 53356 | Lincoln Electric System | 200 N 7th St | OP | 06095 | 5821 | Electricity - Bldg & Grnds | PV | 2047122 | 123.45 | 05/07/20 | 150170 |
| 53356 | Lincoln Electric System | 605 N 8th St Pk Lot Lgh | OP | 06095 | 5821 | Electricity - Bldg & Grnds | PV | 2047123 | 39.65 | 05/07/20 | 150170 |
| 76881 | Windstream | Billing number 402-477-6387 | OP | 06095 | 5829 | Telephone | PV | 2047124 | 108.17 | 05/07/20 | 150180 |
| 98079 | Black Hills Energy | 277 Pinnacle Arena Dr | OP | 06095 | 5825 | Natural Gas | PV | 2047125 | 87.39 | 05/07/20 | 150201 |
| 379575 | Parks & Rec - Foundation | Park Development WH01055 | OP | 06095 | 5988 | Transfer of Funds | PV | 2047126 | 500,000.00 | 05/07/20 | 150234 |
| 622067 | Robert Clayton | Blue 3 Garage Refund | OP | 06096 | 3941 | Deck 3-Lease | PV | 2047640 | 70.00 | 05/13/20 | 616094 |
| 102154 | Public Building Commission | Space Rental 5/20 | OP | 06095 | 5928 | Rent of Co/City Bldg Space | PV | 2048089 | 86.10 | 05/14/20 | 150390 |
| 102154 | Public Building Commission | Space Rental 5/20 | OP | 06095 | 5931 | Parking Rent Bldg Comm | PV | 2048089 | 8.75 | 05/14/20 | 150390 |
| 588846 | District Energy Corp | Customer ID 0005 | OP | 06095 | 5835 | Thermal Heating & Cooling | PV | 2048091 | 206,127.50 | 05/14/20 | 150472 |
| 598263 | PC Sports LLC | PROJECT MGMT WH01142 | OP | 06095 | 5621 | Misc Contractual Services | OV | 2048094 | 3,626.50 | 05/14/20 | 150491 |
| 37233 | Olsson Inc | Olsson Project #C18-2666 | OP | 06095 | 6140 | Grounds Improvements | PV | 2049053 | 984.96 | 05/21/20 | 150563 |
| 620543 | Midwest Alarm Services | Account Number 900508-11 | OP | 06095 | 5683 | Fire Alarm Monitoring | PV | 2049054 | 33.90 | 05/21/20 | 150720 |
| 77462 | Lancaster County Treasurer | St Maintenance W O St | OP | 06095 | 5856 | City Share Linc Center Maint | PV | 2050066 | 182.12 | 05/28/20 | 150765 |
| 77921 | County/City Property Management | JPA-CITY CONTROLLER 04/20 | OP | 06095 | 5261 | Postage | PV | 2050068 | 401.75 | 05/28/20 | 150767 |
| 604774 | Pinnacle Bank Arena | Arena Repair/Maint/CIP 4/20 | OP | 06095 | 5870 | Other Bldg Maintenance | PV | 2050071 | 22,073.83 | 05/28/20 | 150868 |
| 604774 | Pinnacle Bank Arena | Arena Repair/Maint/CIP 4/20 | OP | 06095 | 6069 | Data Processing Equipment | PV | 2050071 | 8,934.35 | 05/28/20 | 150868 |
| 604774 | Pinnacle Bank Arena | Arena Repair/Maint/CIP 4/20 | OP | 06095 | 6076 | Miscellaneous Equipment | PV | 2050071 | 31,282.32 | 05/28/20 | 150868 |
| Category: OP | | | | | | | | | 774,453.40 | | |
| total | | | | | | | | | 774,453.40 | | |
| Grand total | | | | | | | | | 775,174.40 | | |

83500 City of Lincoln, NE 1
 MARK WEST HAYMARKET FUNDS 06/08/20
 51INCAA STATEMENT OF REVENUES, EXPENDITURES, 09:43:00
 AND CHANGES IN FUND BALANCE
 For the Period Ending May 31, 2020

| | Current Fiscal Yr |
|----------------------------------------------------------------------------------------------------|----------------------|
| ----- | |
| Revenues: | |
| Occupation Taxes | 12,023,072.03 |
| Intergovernmental | 1,835,080.62 |
| Permits & Fees | 2,275.00 |
| DEC Customer Payments | 1,287,778.48 |
| Interest | 774,525.73 |
| Arena Premium Seat Revenue | 606,843.03 |
| Facility Lease & Other Rent | 79,983.13 |
| Parking Revenue | 1,933,739.43 |
| Sponsorship & Misc Revenue | 567,174.40 |
| | ----- |
| Total Revenues | 19,110,471.85 |
| | ----- |
| Expenditures: | |
| General Government | 8,059,467.31 |
| Debt Service-Service Charge | 2,096.00 |
| Debt Service P & I | 22,356,929.58 |
| Capital Outlay | 331,039.30 |
| | ----- |
| Total Expenditures | 30,749,532.19 |
| | ----- |
| Excess (Deficiency) Of Revenues Over Expenditures | <11,639,060.34> |
| | ----- |
| Other Financing Sources (Uses): | |
| Debt Issued | 1,254,000.00 |
| Payment to Bond Escrow Agent | <1,254,000.00> |
| Sale Of Assets | 3,344,572.73 |
| | ----- |
| Total Other Financing Sources (Uses) | 3,344,572.73 |
| | ----- |
| Excess (Deficiency) Of Revenues And Other Financing Sources Over Expenditures and Other Uses | <8,294,487.61> |
| | ----- |
| Fund Balance Beginning Of Year | 44,646,419.69 |
| | ----- |
| Fund Balance End Of Year | 36,351,932.08 |
| | ===== |

Pinnacle Bank Arena
Income Statement
For the Nine Months Ending May 31, 2020

| | Year to Date Actual | Year to Date Budget | Year to Date Variance | Annual Budget |
|-----------------------------|------------------------|------------------------|--------------------------|------------------|
| EVENT INCOME | | | | |
| Direct Event Income | | | | |
| Rental Income | \$ 321,559 | 668,506 | (346,947) | \$ 1,050,306 |
| Service Revenue | 844,396 | 1,273,650 | (429,254) | 2,330,050 |
| Service Expenses | (1,370,487) | (1,903,517) | 533,030 | (3,199,567) |
| Total Direct Event Income | <u>(204,532)</u> | <u>38,639</u> | <u>(243,171)</u> | <u>180,789</u> |
| Ancillary Income | | | | |
| F & B Concessions | 767,654 | 1,017,180 | (249,526) | 1,433,914 |
| F & B Catering | 193,030 | 190,715 | 2,315 | 223,212 |
| Novelty Sales | 27,523 | 59,688 | (32,165) | 106,648 |
| F & B Premium | 113,941 | 118,150 | (4,209) | 174,273 |
| Parking | 244,152 | 258,961 | (14,809) | 279,774 |
| Total Ancillary Income | <u>1,346,300</u> | <u>1,644,694</u> | <u>(298,394)</u> | <u>2,217,821</u> |
| Other Event Income | | | | |
| Premium | 37,798 | 39,300 | (1,502) | 114,300 |
| Ticket Commissions | 245,182 | 306,263 | (61,081) | 685,733 |
| Facility Fees | 89,043 | 185,840 | (96,797) | 352,245 |
| Total Other Event Income | <u>372,023</u> | <u>531,403</u> | <u>(159,380)</u> | <u>1,152,278</u> |
| Total Event Income | <u>1,513,791</u> | <u>2,214,736</u> | <u>(700,945)</u> | <u>3,550,888</u> |
| Other Operating Income | <u>899,946</u> | <u>905,998</u> | <u>(6,052)</u> | <u>1,206,662</u> |
| JPA Operational Increment | <u>450,000</u> | <u>450,000</u> | <u>0</u> | <u>600,000</u> |
| Adjusted Gross Income | <u>2,863,737</u> | <u>3,570,734</u> | <u>(706,997)</u> | <u>5,357,550</u> |
| INDIRECT EXPENSES | | | | |
| Salaries & Wages | 2,734,076 | 3,095,984 | (361,908) | 4,155,977 |
| Payroll Taxes & Benefits | 619,743 | 766,170 | (146,427) | 1,021,534 |
| Labor Allocations to Events | (823,314) | (1,237,718) | 414,404 | (1,678,321) |
| Net Salaries and Benefits | 2,530,505 | 2,624,436 | (93,931) | 3,499,190 |
| Contracted Services | 1,417 | 2,997 | (1,580) | 4,000 |
| General and Administrative | 194,724 | 268,100 | (73,376) | 358,400 |
| Operating | 53,287 | 58,448 | (5,161) | 79,000 |
| Repairs & Maintenance | 3,540 | 4,725 | (1,185) | 6,300 |
| Operational Supplies | 54,109 | 97,286 | (43,177) | 130,000 |
| Insurance | 145,981 | 151,369 | (5,388) | 202,660 |
| Utilities | 739,402 | 820,997 | (81,595) | 1,112,000 |
| Other | 20,952 | 0 | 20,952 | 0 |
| SMG Management Fees | 161,647 | 162,000 | (353) | 216,000 |
| Total Indirect Expenses | <u>3,905,564</u> | <u>4,190,358</u> | <u>(284,794)</u> | <u>5,607,550</u> |
| Net Income (Loss) | <u>(1,041,827)</u> | <u>(619,624)</u> | <u>(422,203)</u> | <u>(250,000)</u> |
| Beginning Retained Earnings | 882,546 | 882,546 | 0 | 882,546 |
| Net Income (Loss) | (1,041,827) | (619,624) | (422,203) | (250,000) |
| Ending Retained Earnings | <u>\$ (159,281)</u> | <u>\$ 262,922</u> | <u>(422,203)</u> | <u>632,546</u> |

| | | Total Budget | Expend. | Encumb. | Available Balance |
|--------|--------------------------------|-----------------|----------------|---------|----------------------|
| ----- | | | | | |
| 00951 | West Haymarket Capital Proj | | | | |
| 70090 | West Haymarket Park | | | | |
| 870000 | WH General Coordination | 6,733,501.51 | 6,687,061.60 | | 46,439.91 |
| 870002 | WH General Coordination P3 | 528,000.00 | 540,541.25 | | 12,541.25- |
| ----- | | | | | |
| 70090 | West Haymarket Park | 7,261,501.51 | 7,227,602.85 | | 33,898.66 |
| | | | | | |
| 70091 | Arena | | | | |
| 870100 | WH Arena | 183,909,365.20 | 183,903,559.95 | | 5,805.25 |
| 870101 | WH Arena Contingency | 1,480,092.13 | | | 1,480,092.13 |
| 870203 | WH Arena Parking Garage | 726,438.23 | 726,438.23 | | |
| ----- | | | | | |
| 70091 | Arena | 186,115,895.56 | 184,629,998.18 | | 1,485,897.38 |
| | | | | | |
| 70092 | Parking | | | | |
| 870201 | WH HymktPkLot,FestSp&PedGrdStr | 15,033,683.68 | 15,033,683.68 | | |
| 870202 | WH Parking Garage #1 | 14,067,207.27 | 14,067,207.27 | | |
| 870204 | WH Parking Garage #2 | 203,400.39 | 203,400.39 | | |
| ----- | | | | | |
| 70092 | Parking | 29,304,291.34 | 29,304,291.34 | | |
| | | | | | |
| 70093 | Roads | | | | |
| 870301 | WH Charleston Bridge/Roadway | 252,015.40 | 252,015.40 | | |
| 870302 | WH "M"&"N" St,7th to 10th St | 3,436,496.59 | 3,436,496.59 | | |
| 870303 | WH USPS Parking Lot Reconstctn | 696,053.96 | 696,053.96 | | |
| 870304 | WH 10th & Salt Creek Road Impr | 3,436,720.69 | 3,436,720.69 | | |
| 870305 | WH Core Area Roadway & Utility | 14,890,418.47 | 14,789,002.65 | | 101,415.82 |
| 870306 | WH Traffic Analysis | 72,351.96 | 72,351.96 | | |
| 870307 | WH Streetscape | 2,586,338.83 | 2,586,338.83 | | |
| 870308 | WH Sun Valley Blvd & West "O" | 23,681.50 | 23,681.50 | | |
| ----- | | | | | |
| 70093 | Roads | 25,394,077.40 | 25,292,661.58 | | 101,415.82 |
| | | | | | |
| 70094 | Pedestrian Ways | | | | |
| 870401 | WH Plaza | | | | |
| 870402 | WH Canopy Phase II | 1,510,961.05 | 1,537,755.55 | | 26,794.50- |
| ----- | | | | | |
| 70094 | Pedestrian Ways | 1,510,961.05 | 1,537,755.55 | | 26,794.50- |

City of Lincoln, NE
West Haymarket Joint Public Agency
Job Cost Report
As of May 31, 2020

| | | Total Budget | Expend. | Encumb. | Available Balance |
|--------|--------------------------------|-----------------|---------------|----------|----------------------|
| ----- | | | | | |
| 00951 | West Haymarket Capital Proj | | | | |
| 70095 | Utilities | | | | |
| 870501 | WH Sanitary Sewer Relocation | 1,492,905.32 | 1,492,905.32 | | |
| 870502 | WH Fiber Optic Comm & Other | 506,034.95 | 506,034.95 | | |
| ----- | | | | | |
| 70095 | Utilities | 1,998,940.27 | 1,998,940.27 | | |
| ----- | | | | | |
| 70096 | Environmental | | | | |
| 870601 | WH NDEQ T-200 | 1,783,034.68 | 1,730,784.85 | 2,421.70 | 49,828.13 |
| 870602 | WH Voluntary Clean-up Program | 2,093,549.47 | 2,192,950.18 | | 99,400.71- |
| 870603 | WH Environmental Contngy Pln | 1,460,289.05 | 1,337,301.07 | | 122,987.98 |
| 870604 | WH Other/Miscellaneous | 742,155.42 | 741,960.88 | 59.87 | 134.67 |
| 870605 | WH Canopy Phase I-Lead Abatemt | | | | |
| 870606 | WH Alter Brownfield Site | 200,000.00 | 200,000.00 | | |
| 870607 | WH JayLynn/Watson/Alter N | 200,000.00 | 200,000.00 | | |
| ----- | | | | | |
| 70096 | Environmental | 6,479,028.62 | 6,402,996.98 | 2,481.57 | 73,550.07 |
| ----- | | | | | |
| 70097 | Dirt Moving | | | | |
| 870701 | WH Stmwtr Mtgtn-Sth&WstOf BNSF | | | | |
| 870703 | WH Initial Haymarket Site Prep | 9,383,729.29 | 9,209,722.97 | | 174,006.32 |
| 870704 | WH Other Stormwater Mitigation | | | | |
| ----- | | | | | |
| 70097 | Dirt Moving | 9,383,729.29 | 9,209,722.97 | | 174,006.32 |
| ----- | | | | | |
| 70098 | TIF Improvements | | | | |
| 870800 | WH TIF Improvements | | | | |
| ----- | | | | | |
| 70098 | TIF Improvements | | | | |
| ----- | | | | | |
| 70099 | Site Purchase | | | | |
| 870901 | WH BNSF Land Acquisition | 1,060,419.44 | 1,060,419.44 | | |
| 870902 | WH Alter Site Purchase | 4,611,008.12 | 4,611,008.12 | | |
| 870903 | WH Jaylynn Site Purchase | 1,702,838.21 | 1,702,838.21 | | |
| 870904 | WH UP Site Purchase | 1,326,248.15 | 1,326,248.15 | | |
| 870905 | WH BNSF Const, Rehab, Reloc | 47,671,698.85 | 47,671,698.85 | | |
| 870906 | WH Amtrak Station | 2,369,425.17 | 2,369,425.17 | | |
| 870907 | WH UP Track Mod West of Bridge | 1,225,231.66 | 1,225,231.66 | | |

City of Lincoln, NE
West Haymarket Joint Public Agency
Job Cost Report
As of May 31, 2020

| | Total Budget | Expend. | Encumb. | Available Balance |
|---------------------------------------|-----------------|----------------|----------|----------------------|
| ----- | ----- | ----- | ----- | ----- |
| 00951 West Haymarket Capital Proj | | | | |
| 70099 Site Purchase | | | | |
| 870908 WH Other Private Prop Acqstns | 2,264,387.01 | 2,264,387.01 | | |
| ----- | ----- | ----- | ----- | ----- |
| 70099 Site Purchase | 62,231,256.61 | 62,231,256.61 | | |
| 70100 Other Costs | | | | |
| 870951 WH ITS & Dynamic Message Signs | 1,140,949.49 | 1,140,949.49 | | |
| 870952 WH Community Space & Civic Art | 1,500,000.00 | 1,342,114.85 | | 157,885.15 |
| 870953 WH Breslow Ice Rink | 2,000,000.00 | 2,000,000.00 | | |
| ----- | ----- | ----- | ----- | ----- |
| 70100 Other Costs | 4,640,949.49 | 4,483,064.34 | | 157,885.15 |
| 70105 Bond Related Costs | | | | |
| 870975 WH Miscellaneous | | | | |
| 870976 WH Line of Credit | 78,227.31 | 78,227.31 | | |
| 870977 WH Series 1 JPA Debt | 1,535,167.50 | 1,535,167.50 | | |
| 870978 WH Series 2 JPA Debt | 1,221,802.25 | 1,221,802.25 | | |
| 870979 WH Series 3 JPA Debt | 577,661.29 | 577,661.29 | | |
| 870980 WH Series 4 JPA Debt | 1,243,824.50 | 1,243,824.50 | | |
| ----- | ----- | ----- | ----- | ----- |
| 70105 Bond Related Costs | 4,656,682.85 | 4,656,682.85 | | |
| ----- | ----- | ----- | ----- | ----- |
| 00951 West Haymarket Capital Proj | 338,977,313.99 | 336,974,973.52 | 2,481.57 | 1,999,858.90 |

| | Original Budget | P/Y Enc & Revisions | Total | YTD Expend | Encumbered | Available Balance |
|-----------------------------------|--------------------|------------------------|--------------|---------------|------------|----------------------|
| 51 JPA | | | | | | |
| 00950 West Haymarket Revenue | | | | | | |
| 11 Materials & Supplies | | | | | | |
| 5221 Office Supplies | 250.00 | | 250.00 | | | 250.00 |
| 5261 Postage | 2,500.00 | | 2,500.00 | 1,904.10 | | 595.90 |
| 5323 Bldg Maint Supplies | 500.00 | | 500.00 | | | 500.00 |
| 11 Materials & Supplies | 3,250.00 | | 3,250.00 | 1,904.10 | | 1,345.90 |
| 12 Other Services & Charges | | | | | | |
| 5621 Misc Contractual Services | 913,860.00 | | 913,860.00 | 301,460.00 | 63,077.50 | 549,322.50 |
| 5624 Auditing Service | 21,575.00 | | 21,575.00 | 18,575.00 | | 3,000.00 |
| 5628 Consultant Services | 60,000.00 | 25,000.00 | 85,000.00 | 5,204.83 | 19,795.17 | 60,000.00 |
| 5631 Data Processing Service | 2,543.00 | | 2,543.00 | 1,810.71 | | 732.29 |
| 5633 Software | 236,130.00 | | 236,130.00 | 128.64 | | 236,001.36 |
| 5635 Delivery Service | | | | 372.30 | | 372.30 |
| 5637 Engineering & Design | | 18,174.00 | 18,174.00 | 14,697.57 | 3,476.43 | |
| 5643 Management Services | 2,716,462.00 | | 2,716,462.00 | 2,711,793.73 | | 4,668.27 |
| 5643.61 Deck 1 Mgmt Services | 913,245.00 | | 913,245.00 | 542,341.77 | | 370,903.23 |
| 5643.62 Deck 2 Mgmt Services | 494,805.00 | | 494,805.00 | 339,056.89 | | 155,748.11 |
| 5643.63 Deck 3 Mgmt Services | 578,481.00 | | 578,481.00 | 396,818.25 | | 181,662.75 |
| 5683.04 Snow Removal | 2,500.00 | | 2,500.00 | 37.50 | | 2,462.50 |
| 5683.05 Fire Alarm Monitoring | 500.00 | | 500.00 | 305.10 | | 194.90 |
| 5685 VOIP Payments to I S | 200.00 | | 200.00 | 149.97 | | 50.03 |
| 5762 Photocopying | 500.00 | | 500.00 | 104.58 | | 395.42 |
| 5763 Printing | 250.00 | | 250.00 | 40.25 | | 209.75 |
| 5783 General Liability | 25,743.00 | | 25,743.00 | 25,743.00 | | |
| 5786 Property | 176,702.00 | | 176,702.00 | 176,702.00 | | |
| 5794 Public Officials | 33,150.00 | | 33,150.00 | 29,055.00 | | 4,095.00 |
| 5795 Misc Insurance Floater | 935.00 | | 935.00 | 935.00 | | |
| 5821 Electricity - Bldg & Grnds | 9,500.00 | | 9,500.00 | 5,065.50 | | 4,434.50 |
| 5825 Natural Gas | 1,600.00 | | 1,600.00 | 902.52 | | 697.48 |
| 5829 Telephone | 1,350.00 | | 1,350.00 | 982.41 | | 367.59 |
| 5830 Water | 1,425.00 | | 1,425.00 | 864.63 | | 560.37 |
| 5835 Thermal Heating & Cooling | 3,040,000.00 | | 3,040,000.00 | 1,914,549.95 | | 1,125,450.05 |
| 5856 City Share Linc Center Maint | 31,000.00 | | 31,000.00 | 25,007.07 | | 5,992.93 |
| 5862 Grounds Maintenance | 18,000.00 | | 18,000.00 | 4,003.97 | | 13,996.03 |
| 5870 Other Bldg Maintenance | 515,000.00 | | 515,000.00 | 281,997.61 | | 233,002.39 |

| | Original Budget | P/Y Enc & Revisions | Total | YTD Expend | Encumbered | Available Balance |
|----------------------------------|--------------------|------------------------|---------------|---------------|------------|----------------------|
| 51 JPA | | | | | | |
| 00950 West Haymarket Revenue | | | | | | |
| 12 Other Services & Charges | | | | | | |
| 5928 Rent of Co/City Bldg Space | 1,034.00 | | 1,034.00 | 774.90 | | 259.10 |
| 5931 Parking Rent Bldg Comm | 105.00 | | 105.00 | 78.75 | | 26.25 |
| 5952 Advertising/Media Serv | 1,560.00 | | 1,560.00 | 720.00 | | 840.00 |
| 5988 Transfer of Funds | 500,000.00 | | 500,000.00 | 500,000.00 | | |
| 5993 Fees Paid to State of NE | 25.00 | | 25.00 | 25.00 | | |
| 5996 Credit Card/Bank Fees | 7,500.00 | | 7,500.00 | 2,012.73 | | 5,487.27 |
| 12 Other Services & Charges | 10,305,680.00 | 43,174.00 | 10,348,854.00 | 7,302,317.13 | 86,349.10 | 2,960,187.77 |
| 13 Capital Outlay - Equipment | | | | | | |
| 6068 Concession Equipment | 80,000.00 | | 80,000.00 | 37,187.66 | | 42,812.34 |
| 6069 Data Processing Equipment | 54,079.00 | | 54,079.00 | 80,233.52 | | 26,154.52- |
| 6076 Miscellaneous Equipment | 622,387.00 | 140,445.00 | 762,832.00 | 396,078.13 | | 366,753.87 |
| 13 Capital Outlay - Equipment | 756,466.00 | 140,445.00 | 896,911.00 | 513,499.31 | | 383,411.69 |
| 14 Capital Outlay - Improvements | | | | | | |
| 6132 Buildings | 850,000.00 | | 850,000.00 | 7,677.21 | | 842,322.79 |
| 6135 Land | | 97,938.00 | 97,938.00 | 97,937.25 | | .75 |
| 6140 Grounds Improvements | 825,000.00 | | 825,000.00 | 136,132.31 | 106,750.00 | 582,117.69 |
| 6142 Sewer System | 97,200.00 | | 97,200.00 | | | 97,200.00 |
| 14 Capital Outlay - Improvements | 1,772,200.00 | 97,938.00 | 1,870,138.00 | 241,746.77 | 106,750.00 | 1,521,641.23 |
| 15 Debt Service | | | | | | |
| 6233 Bd Trustee Pmt-Serv Chg | 2,620.00 | | 2,620.00 | 2,096.00 | | 524.00 |
| 6234 Bd Trustee Pmt-Principal | 580,000.00 | 25,000.00 | 605,000.00 | 605,000.00 | | |
| 6235 Bd Trustee Pmt-Interest | 16,168,646.00 | 2,965,939.00- | 13,202,707.00 | 13,201,117.21 | | 1,589.79 |
| 15 Debt Service | 16,751,266.00 | 2,940,939.00- | 13,810,327.00 | 13,808,213.21 | | 2,113.79 |
| 00950 West Haymarket Revenue | 29,588,862.00 | 2,659,382.00- | 26,929,480.00 | 21,867,680.52 | 193,099.10 | 4,868,700.38 |
| 00954 JPA Bonds Series 2011/2019 | | | | | | |

As of May 31, 2020

| | Original Budget | P/Y Enc & Revisions | Total | YTD Expend | Encumbered | Available Balance |
|----------------------------------|--------------------|------------------------|---------------|---------------|------------|----------------------|
| ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| 12 Other Services & Charges | | | | | | |
| 5626 Bond Agent & Issuance Exp | | 329,300.00 | 329,300.00 | 330,021.00 | | 721.00- |
| ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| 12 Other Services & Charges | | 329,300.00 | 329,300.00 | 330,021.00 | | 721.00- |
| ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| 15 Debt Service | | | | | | |
| 6240 Paymt To Refunding Escrow | | 8,550,813.00 | 8,550,813.00 | 8,550,812.37 | | .63 |
| ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| 15 Debt Service | | 8,550,813.00 | 8,550,813.00 | 8,550,812.37 | | .63 |
| ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| 18 Bond/Note Proceeds | | | | | | |
| 9500 Pymt To Bond Escrow Agent | | 1,254,000.00 | 1,254,000.00 | 1,254,000.00 | | |
| ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| 18 Bond/Note Proceeds | | 1,254,000.00 | 1,254,000.00 | 1,254,000.00 | | |
| ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| 00954 JPA Bonds Series 2011/2019 | | 10,134,113.00 | 10,134,113.00 | 10,134,833.37 | | 720.37- |
| ----- | ----- | ----- | ----- | ----- | ----- | ----- |
| 51 JPA | 29,588,862.00 | 7,474,731.00 | 37,063,593.00 | 32,002,513.89 | 193,099.10 | 4,867,980.01 |

RESOLUTION NO.


1 BE IT RESOLVED by the Board of Representatives of the West Haymarket Joint Public Agency:
 2 That an additional operational increment expenditure in the amount of \$600,000 for fiscal year
 3 September 1, 2019 to August 31, 2020 for the Pinnacle Bank Arena for lost revenue due to COVID-19 is
 4 hereby authorized and approved.

Adopted this _____ day of June, 2020.

Introduced by:

Approved as to Form & Legality:

West Haymarket Joint Public Agency
Board of Representatives



 Legal Counsel for
 West Haymarket Joint Public Agency

Leirion Gaylor Baird

Tim Clare

Tammy Ward